

Salmon Creek Development Moratorium

On Dec. 4, 2001, the Board of County Commissioners declared a development moratorium for an area of the Salmon Creek Avenue transportation concurrency corridor. The Board expanded the moratorium area on Jan. 29, 2002. **The moratorium was extended to April 1, 2003 (with one exception noted below).** This information sheet provides answers to common questions raised by this action.

Q: *Am I affected by this moratorium?*

A: The moratorium applies only in the area noted on the map that is printed on the reverse of this sheet. The moratorium only applies to pre-applications and applications for subdivision (including short plat), site plans and conditional use permits. **If you have such a prior development approval and are now seeking a building permit, the moratorium does not apply. Effective February 12, 2003, pre-application conference applications will be accepted within the moratorium area.**

Q: *I have an application filed, what happens now?*

A: If you had filed your application prior to the moratorium, your application will proceed through the review process. Be aware that future traffic conditions projected for Salmon Creek Avenue prompted the Board to enact the moratorium. Those future traffic conditions may lead staff to deny your proposal, if improvements to the roadway system are not offered.

Q: *I haven't filed my application but I had a pre-application conference prior to the moratorium.*

A: Clark County code provides for "contingent vesting." If the application that you are going to file is essentially the same as the one discussed in your pre-application report and that report is not older than 180 days, you may file your application. Just as if you already had your application in, your newly filed application may need to address future traffic conditions in the Salmon Creek corridor.

Q: *I don't think my proposal will worsen traffic. Can I apply?*

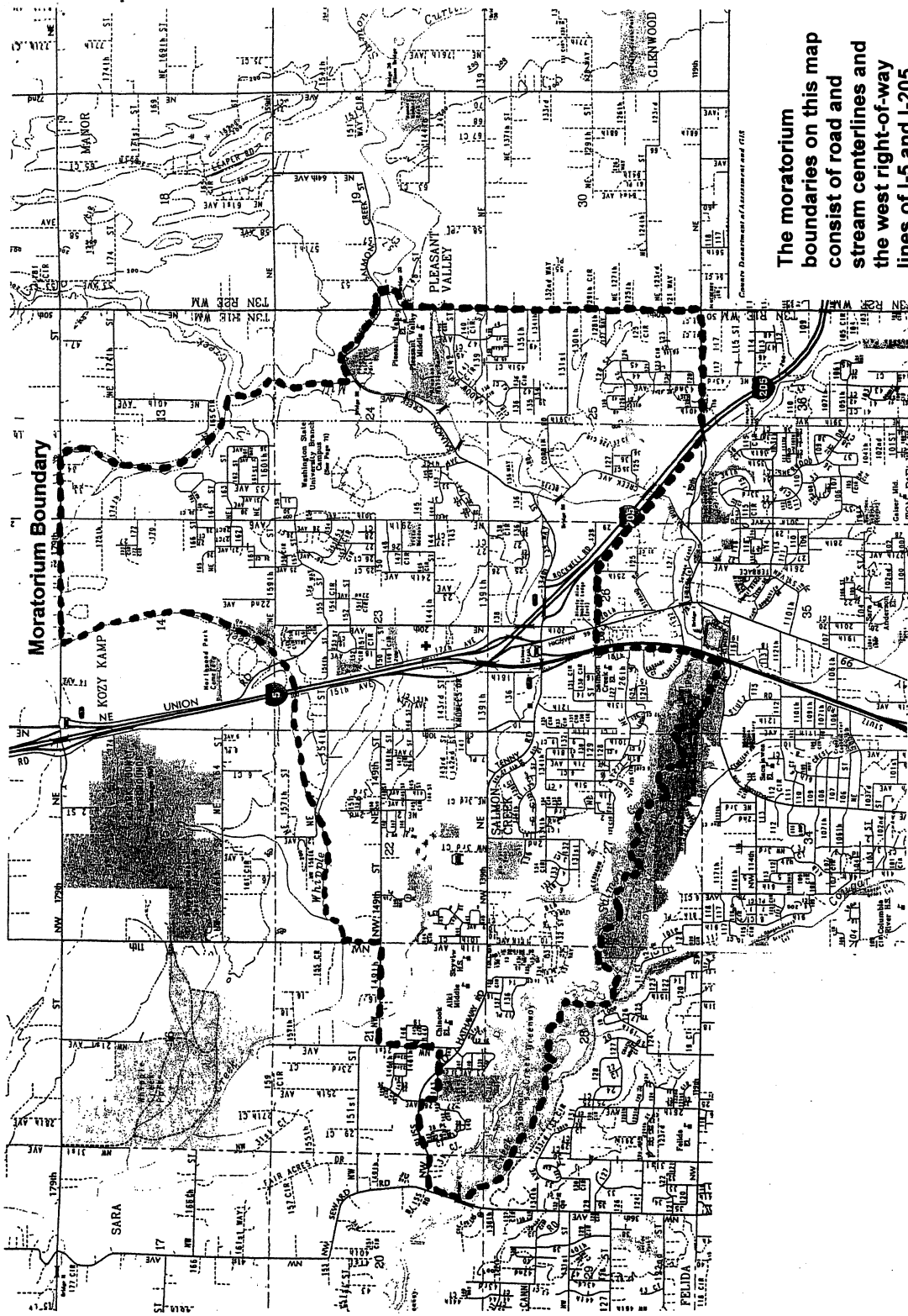
A: Ordinance 2001-12-01, the Salmon Creek Moratorium, provides for an exception for applications that would not increase traffic from a property. Before staff can accept a development application within the moratorium area, a technical evaluation of the possible traffic generation of the site is needed. You are asked to contact **Evan Dust, Senior Transportation Planner (360) 397-2375 x4913** (Evan.Dust@clark.wa.gov) to discuss your proposal.

Q: *I am outside of the moratorium area. Can I submit my application?*

A: Yes. You may submit an application if your property is outside of the moratorium area. Please note that the future traffic conditions in the Salmon Creek corridor may limit our ability to approve your application. Nothing in the moratorium removes traffic conditions in the Salmon Creek corridor from being considered in the review of your application.

Q: *I have other questions. Who do I speak to?*

A: If your questions are regarding the Salmon Creek Moratorium, please contact **Evan Dust, Senior Transportation Planner (360) 397-2375 x4913** (Evan.Dust@clark.wa.gov). If you have other development-related questions, please contact our Customer Service Division information line (360) 397-2375 x4489



The moratorium boundaries on this map consist of road and stream centerlines and the west right-of-way lines of I-5 and I-205.

Salmon Creek Moratorium Area